BILL GARRETT, Davidson County
Trans:T20140005161 DEEDWARR
Recvd: 01/23/14 09:08 2 pgs
Fees:13.00 Taxes:222.00
20140123-0006312

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of January, 2014, by and between Tahir Ahmed and wife Rojan H. Ibrahim, a married couple, party of the first part, and Terry B Fitzpatrick and Lola L Fitzpatrick, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. #-D-3 on the Plan of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by amendment to Master Deed of record in Book 5441, Page 819, and Book 5865, Page 101, Register's Office for said County, and shown on plan of record in Book 5200, Page 159, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Tahir Q. Ahmed, by virtue of that certain Special Warranty Deed dated February 11, 2011, at Instrument No. 20110425-0031271 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tahir Ahmed
Tahir Ahmed

Rojan H Ibrahim
Rojan H Ibrahim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tahir Ahmed and Rojan H Ibrahim, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of January, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Terry B Fitzpatrick and Lola L Fitzpatrick
P.O. Box 90577
Nashville, TN 37209

Tax Parcel No 133110A02100CO

Property Address: 500 Paragon Mills Road
#D-3
Nashville, TN 37211

MAIL TAX BILLS TO: owners at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $60,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Terry B Fitzpatrick
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of January, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY